



2 Lowrey Close, Beckermat, CA21 2YX

Guide Price **£275,000**

PFK

2 Lowrey Close

The Property

Enjoying a peaceful position in the ever popular village of Beckermet, this beautifully renovated **three bed detached home** offers **turnkey living** with stylish interiors and a fantastic enclosed garden, ideal for young families, first time buyers, or those relocating to the area.

The property has been thoughtfully upgraded throughout, with a superb layout perfect for modern living. An inviting **entrance hallway** leads to a **spacious lounge**, while the **contemporary dining kitchen** boasts a **breakfast bar** and **patio doors** opening directly onto the garden, creating a seamless flow between indoor and outdoor spaces. There's also a **separate utility room** for added practicality. Upstairs, the first floor offers **three well proportioned bedrooms** and a **modern four piece family bathroom**. Every inch of this home has been finished to a high standard, creating a light, welcoming feel throughout.

Outside, there's **driveway parking for one vehicle**, an **integral single garage**, and a **good sized, enclosed rear garden** with a decked patio and lawn, a safe and private space for children and entertaining.

Situated in the popular village of **Beckermet**, with a nursery, primary school, and good local amenities nearby, this home is perfectly placed for an easy commute to **Sellafield** and surrounding towns, as well as being within easy reach of the beautiful **Lake District National Park**.





Beckermat

The location

The property sits in the heart of the desirable village of Beckermat, a quiet and picturesque location popular with families and commuters alike. The village offers a friendly community feel, with a nursery, primary school, and local pubs nearby. Ennerdale Water, one of the most beautiful and unspoilt lakes in the Lake District National Park, is just a short drive away. Beckermat also offers excellent transport links for those commuting to major local employment centres including Sellafield, Whitehaven and Egremont, while still providing easy access to the stunning Cumbrian countryside and coast.

Directions

The property can be located using either CA21 2YX or What3words///forgiving.caked.stuns

Council Tax band: C

Tenure: Freehold

EPC rating D



ACCOMMODATION

Entrance Hallway

Approached via a composite door. Stairs to the first floor with useful understairs storage cupboard below, radiator, door into the lounge and part glazed door into the kitchen.

Lounge

12' 4" x 13' 0" (3.77m x 3.97m)

A bright reception room with radiator, and large front aspect window.

Dining Kitchen

18' 11" x 9' 9" (5.77m x 2.98m)

A rear aspect room, fitted with a range of contemporary, high gloss matching wall and base units with complementary work surfacing and upstands, and matching breakfast bar unit. High quality integrated appliances including composite sink and drainer unit with mixer tap, electric hob with modern extractor hood, separate eye level electric oven, fridge freezer and dishwasher. Downlights, radiator, wood effect flooring and door leading to the utility room. The room opens into a large dining space with rear aspect window and patio doors opening out on to the gardens.

Utility Room

8' 8" x 5' 7" (2.65m x 1.69m)

Fitted with modern matching wall and base units with complementary work surfacing, plumbing for washing machine and tumble dryer, rear aspect window, door into the integral garage, and part glazed UPVC door out to the rear garden.

FIRST FLOOR LANDING

Stairs lead up to a bright landing with small storage cupboard, loft access hatch, recessed ceiling spotlights, side aspect window and doors to the bedrooms and family bathroom.



Family Bathroom

8' 2" x 6' 10" (2.48m x 2.08m)

Recently fitted with a contemporary four piece suite, comprising close coupled WC, wash hand basin set on a high gloss floating vanity unit, bath with PVC splashback and large, PVC panelled corner shower cubicle with mains shower. Downlights, chrome laddered radiator, feature tile effect flooring, and obscured rear aspect window.

Bedroom 1

10' 4" x 12' 3" (3.15m x 3.74m)

Spacious double bedroom positioned to the rear of the property with window overlooking the gardens, downlights and radiator.

Bedroom 2

9' 10" x 10' 9" (2.99m x 3.27m)

Double bedroom with downlights, radiator and front aspect.

Bedroom 3

8' 9" x 7' 1" (2.67m x 2.17m)

A front aspect bedroom with storage cupboard, radiator and downlights.

EXTERNALLY

There is a small garden to the front of the property, with side access leading to the rear.

Patio doors from the kitchen lead directly on to a small decked patio. The gardens are mainly laid to lawn and bordered with fencing and a range of mature trees and shrubbery.

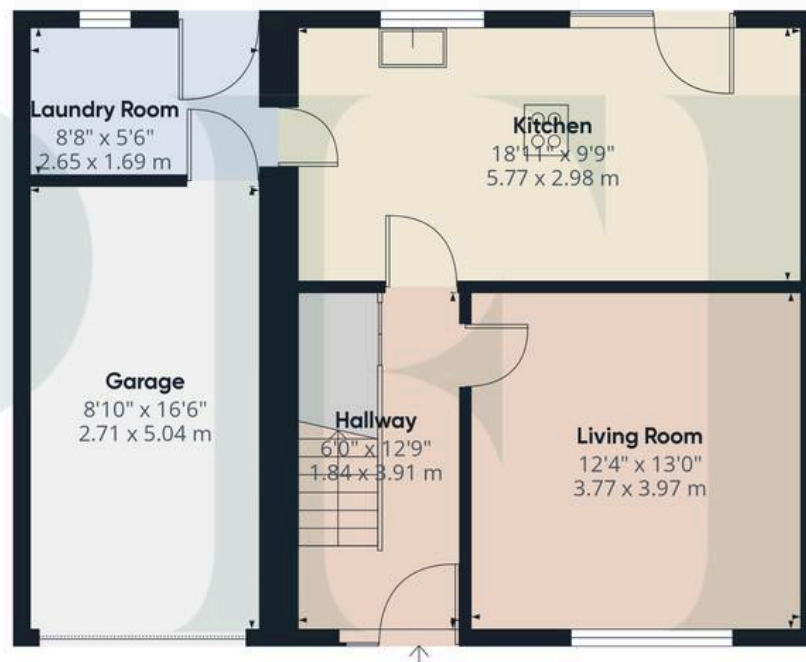
Driveway

There is a concrete driveway to the front of the property for 1 vehicle.

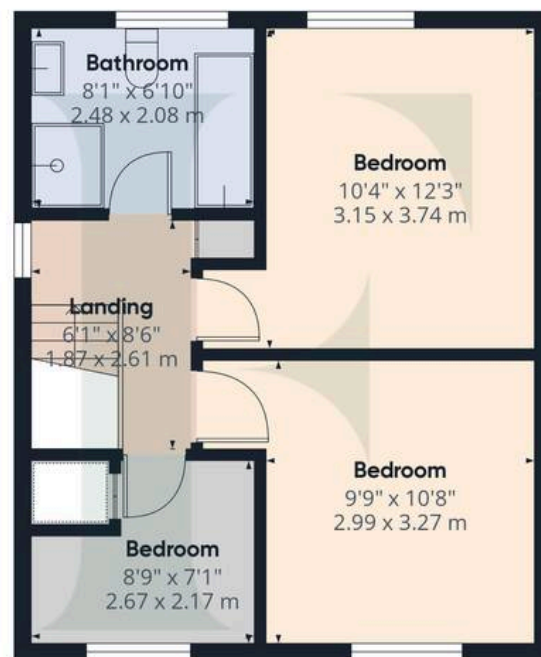
Garage

Integral garage with electric roller door, power and light.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1025.69 ft²

95.29 m²


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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